

Presentation to PLUS Committee South Lake Union Rezone December 13, 2012

South Lake Union Community Coalition

(Cascade Neighborhood Council, *Lake Union Opportunity Alliance* and *Mirabella*)

John Pehrson

Chris Gemill

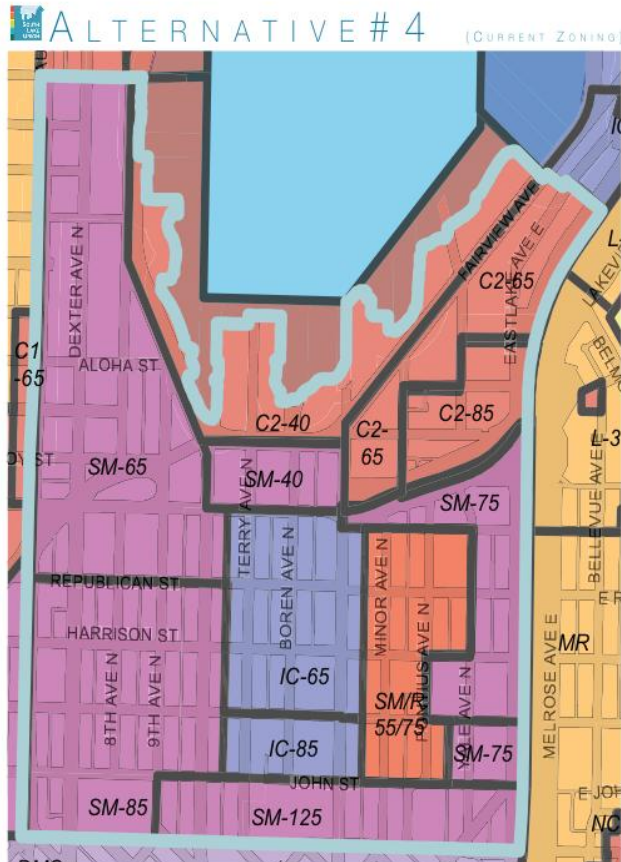
Urban Form Issues

- Three Mercer – Valley Blocks
- Fairview - Cascade Blocks
- Denny Way Blocks

The Mercer – Valley Blocks

Mayor's Proposal

Current Zoning

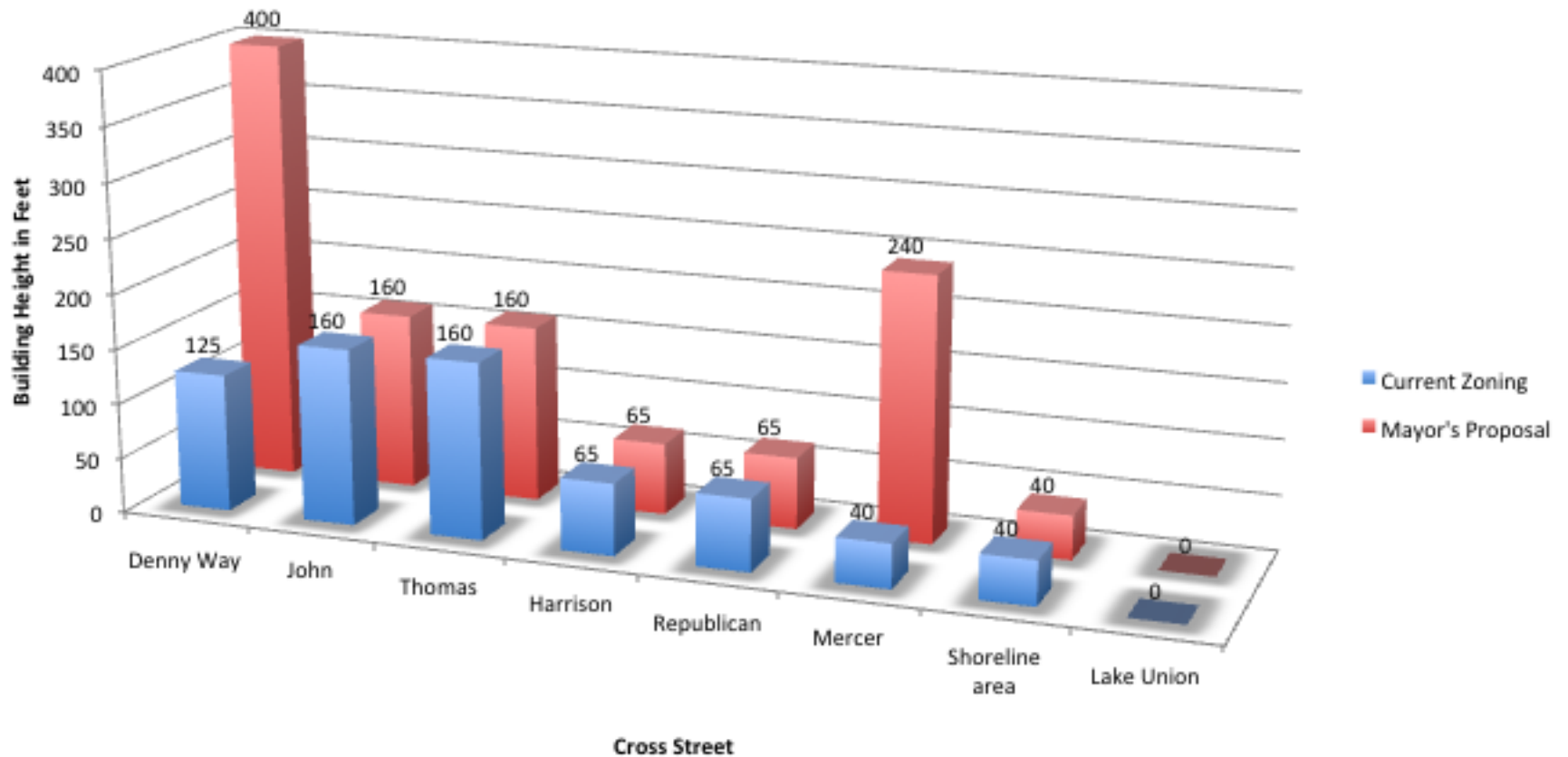


Mercer/Valley blocks surrounded by lower height buildings



Boren Avenue North

Tell me how those 240' towers at Mercer are a step down



Added Questions/Criteria

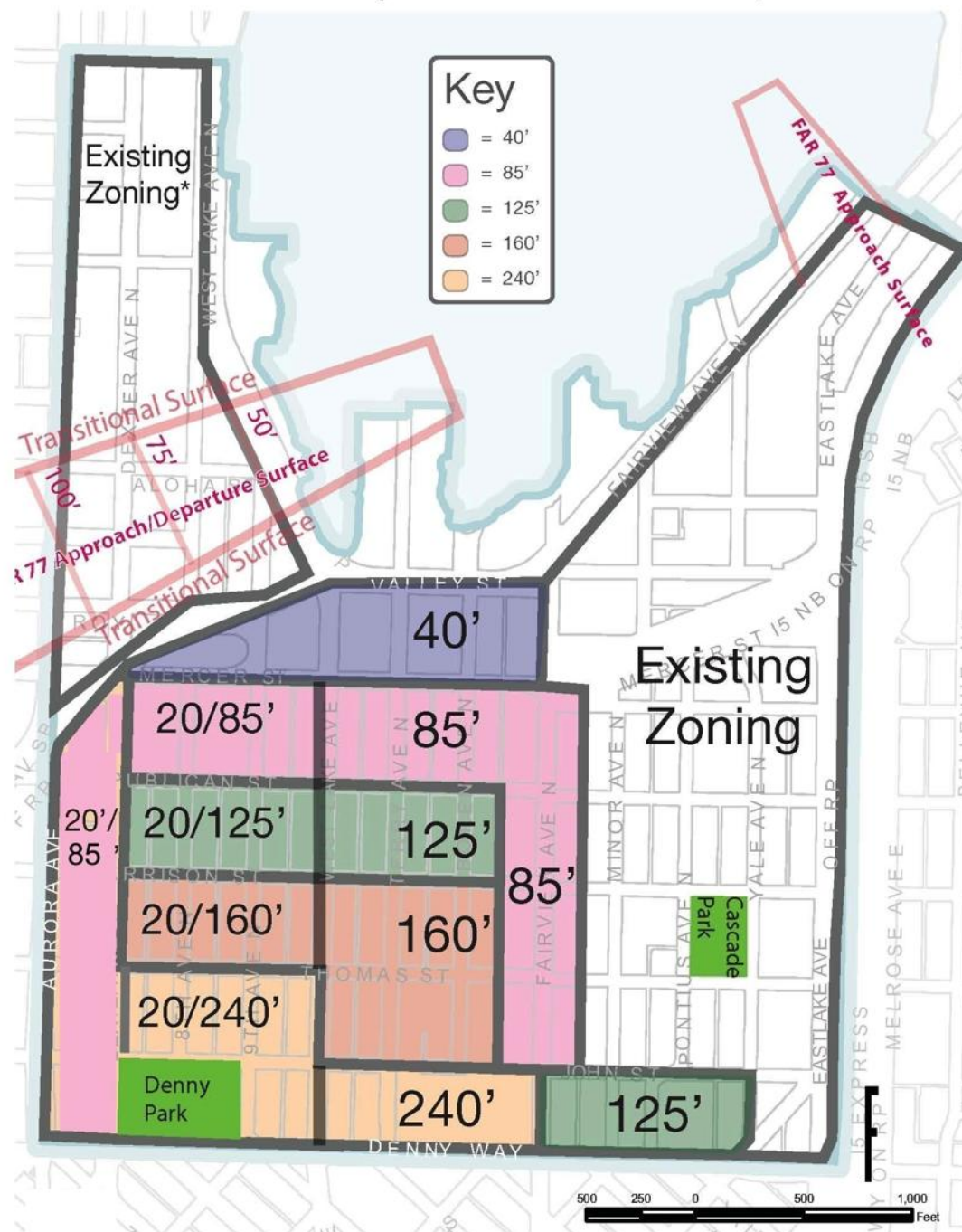
- The three towers (not including the podiums) will have less than 300 housing units – just is about 2/3 of what we get for a full block development in Cascade – don't need them to meet Comprehensive Plan 20 yr. targets
- Do you zone to accommodate the growth targets in the Comprehensive Plan, with a vision and values for the city and neighborhood, using good planning tools, and equity – or
- Do you zone to make money, bring in more taxes, and if so – where do you stop??
- If we don't build the 240' towers, how much do development would the City lose, how much is just deflected to other developments?

Our position on Valley – Mercer Blocks

- These three towers are not required to meet Comprehensive Plan targets
- These three towers represent a 'STEP UP' to the Lake
- These blocks are surrounded by buildings of 40' to 65'
- These 240' bulky towers would cast shadows on Lake Union Park
- These 240' bulky towers would generate down wind turbulence
- These 240' bulky towers would damage the entire neighborhood's connection to Lake Union, the most interesting water in Seattle
- These 240' bulky towers violate, if not the letter, the intent of the State Shoreline Management Act

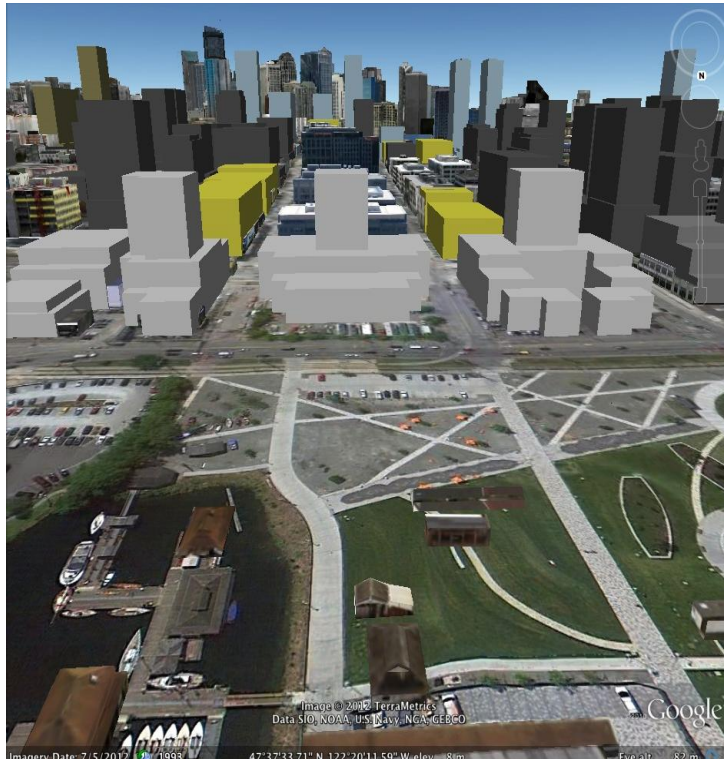
We can do better than this!

LUOA Proposal November 19, 2008

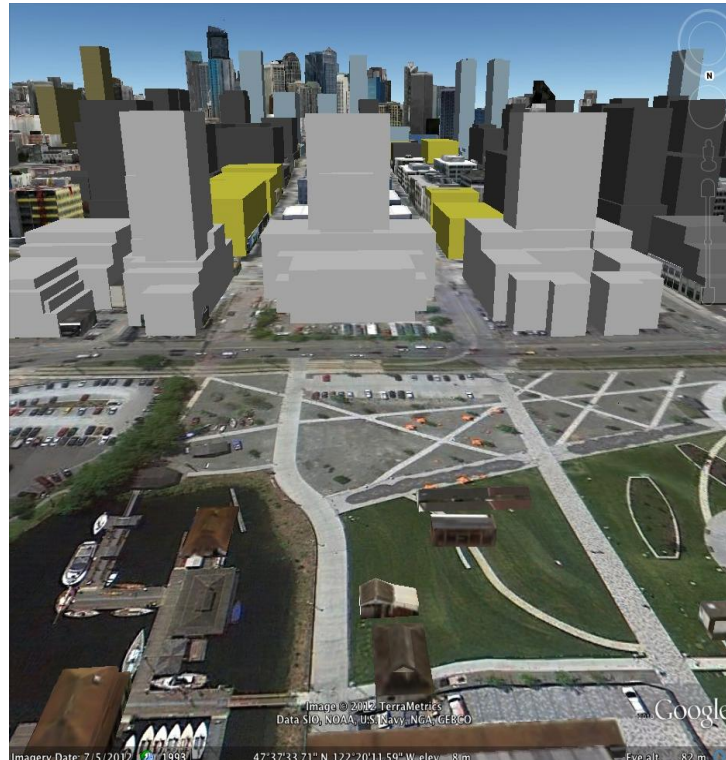


Birdseye View to the South Comparison

160' 8000 sq. ft. Towers



240' 10500 sq. ft. Towers



Recommendations

for three Mercer/Valley Blocks

First Choice

Keep the zoning as is – it was carefully crafted a few years ago and matches the surrounding, existing buildings

Second Choice

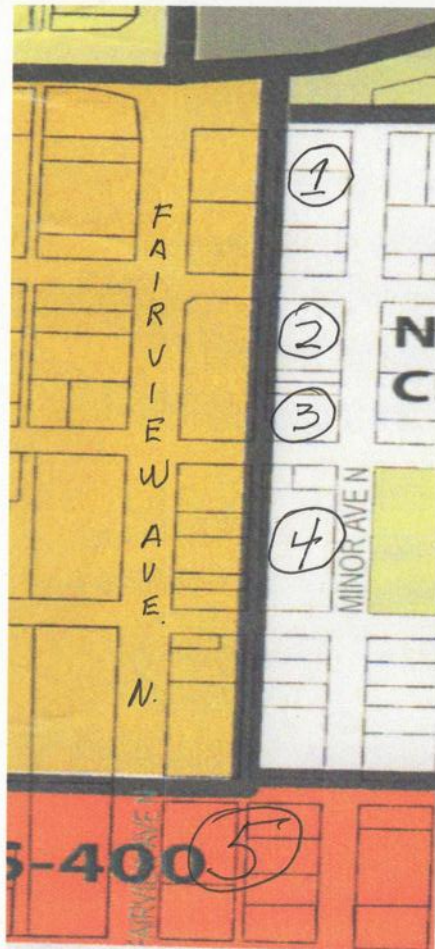
- Limit Tower height to 160' – the original DPD plan until the property owner urged them to change
- Limit the tower floor plates to 8,000 square feet – much precedent in Seattle, and limit east-west width to 90' or less
- Use the Current zoning requirements (65' with significant open space) for podium

Poorest Choice for Neighborhood

Go along with Vulcan's choice – 85' podium and bulky 240' towers, no constraint on east-west width

Cascade – Fairview Blocks

What's across the 18' Alley from the 240' zoning?



- | | |
|------------------------|-------------------------------------------|
| 1. Pete Gross House | 70 units for Cancer Patients and families |
| 2. Casa Pacifica | 65 units of Low Income Housing |
| 3. Lakeview Apartments | 59 units of Low Income Housing |
| 4. Alcyone Apartments | 161 units of market rate Apartments |
| 5. Mirabella | 288 units of Senior Housing |
| | 643 Units |

Protect the scale and character of all of Cascade – move the zoning change from the alley to Fairview

- The height transition from 75' to 240' across an 18' alley is bad planning and is inconsistent with the Comprehensive Plan (23.34.008E Rezoning Principles) and planning principles.
- This change could impact five residential buildings with 643 apartments in Cascade
- Moving the transition in zoning to Fairview, can still keep both sides of Fairview balanced – on east side buildings would be 65' to 85' high, on west side podiums are 65' high with towers set back.
- A massive office building would be out of scale and character with existing build out of Cascade that is 75' high and primarily housing.
- We don't need this huge up-zone to meet Comprehensive Plan growth targets. There are many sites still available for robust commercial and residential development in SLU

View down Fairview and Denny Way



Fairview Ave View – Troy Laundry Blocks – Mayor's Proposal



NEW AVENUE N

Laundry / boren investment block
Lake Union dpd project #3012675

touchstone

Thomas St. View – Troy Laundry Block – Mayor's Proposal



S STREET

ndry / boren investment block
ke union dpd project #3012675

touchstone

400' Towers on Denny Way

View down Fairview and Denny Way



Reduce Tower heights on Denny Way

- 400' Residential or 240' Commercial buildings are out of scale with rest of SLU (Borealis, Compass family housing, churches, Rollin Street, 1000 Denny Way, Mirabella)
- 400' Residential or 240' Commercial buildings are out of scale with buildings across Denny Way (Recovery Café, Cornish, 2200 Westlake, Enso)
- 240' high, 8000 square foot floor plate residential towers would be more appropriate.

Summary

- Base your rezone decisions on Comprehensive Plan Growth Targets, not estimates made up by the advocates for this extreme rezone.
- Do not accept developer goals over good planning on the Mercer – Valley Blocks – Retain existing zoning or propose much more modest towers
- Move the zoning transition from the 18' alley to Fairview and eliminate the special concessions to the Fairview 'super blocks'
- Cut back on the Denny Way heights to something that matches the environment.